Karen Johnson Davidson County
Batch# 730759 DEEDWARR
10/06/2021 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $22.20
20211006-0134033

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2021

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0832

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Concepcion M. Padilla, unmarried	NEW OWNER	Map: 13413002200
(NAME) 3529 Donna Kay Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX THOUSAND AND NO/100 DOLLARS ($6,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHNATHAN D. VANN AND JODI D. TROUTT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CONCEPCION M. PADILLA, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 79-A on the Plan of Kenilworth Estates, Section 2, of record in Book 2900, page 126, to which plan reference is herein made for a more complete description of metes and bounds.

Said Lot No. 79 fronts 70 feet on the northerly side of Penfield Dr and extends back 156.3 feet on the easterly line and 156 feet on the westerly line to a dead line measuring 70 feet thereon.

Being the same property conveyed to Johnathan D. Vann and Jodi D. Troutt, joint tenants with rights of survivorship, by Quitclaim Deed from Judy G. Vann, a widow, of record in Instrument No. 20131113-0117245, dated October 29, 2013, Register's Office for said County. See also Quitclaim Deed

of record in Instrument No. 20120529-0046065 and Deed of record in Book 4813, Page 298, said Register's Office.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 126, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3159, Page 308,Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☒
This is improved ☐ property, known as 290 Penfield Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of October, 2021.

Jodi D. Troutt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Jodi D. Troutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 1st day of October, 2021.

My Commission Expires:
1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 1 day of October, 2021.

Johnathan D. Vann

STATE OF TN
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnathan D. Vann with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 1 day of Oct., 2021.

My Commission Expires: 08/24/2025

Notary Public

AUBREY M ONEAL
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Certification of Recorded Documents

I, Karen Suggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 1, 2021.

(AFFIANT) – Karen Suggs

10/01/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 1st day of October, 2021.

My commission expires: 7/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY